

LaSalle's Woods Association of Owners, Inc.
Draft Minutes for Board of Directors
January 13, 2011 – 7:00 p.m. LSW Office

The meeting was called to order at 7:00 p.m. by President Larry Taylor. Also in attendance were VP Ralph Zuzolo, Treasurer Chris Arnold and Member Susan Slaven and Property Manager Bill Richardson. Excused: Secretary Bob Hamilton (FL). Resident present was Velda Gray.

The president called on Mrs. Gray to give the board an update on her proposed modification to provide shade on their patio at Unit #74 after a tree was removed. After discussion that followed M/M Gray's initial appearance at the December board meeting, the board said they would search for other designs that might blend in better than the proposed four wooden posts and a slanted roof overlapping the existing residential roof. A photo was viewed of another wooden canopy design which might be modified and the possibility of a non-permanent canvas umbrella or canopy was suggested. Ms. Slaven suggested that we view an addition to a unit at Greenridge Village. Before permission could be granted to proceed the board will require a site survey of the patio area and a chance for neighbor comments for the patio homes since it could be viewed by most homeowners in that unique building. As with other construction, it probably will be necessary to provide this information to neighbors and get the permission of the adjacent owners. Mrs. Gray said that they will look for alternate designs as the project would not happen until spring.

The official meeting was called to order with the minutes of the November meeting approved on a motion by Zuzolo and second by Arnold.

Mr. Arnold presented the treasurer's report for the year end showing a balance of \$87,622 in the operating account and \$48,199 in the reserve account for emergencies and capital improvements. The treasurer reported that the year end budget was very close and that transfers will be made for clarity before the final financial statement was presented to the members at the annual meeting scheduled for April 16th. There are still a few delinquent accounts that will receive final demand letters from the board and two that will be presented to the LSW attorney for action. The treasurer's report was approved on a motion by Taylor and second by Zuzolo.

A letter needs to be written to the owner of #60 who rents the unit stating that it was necessary to make emergency repairs to the deck and the costs will be added to the next quarterly billing.

Termite treatment was authorized for Building Five where signs of termite damage were observed but no live termites were observed and no signs of full treatment in the past were observed. The cost will be \$2245 for complete treatments.

Mr. Richardson stated that contact was being made with an owner whose tenant in this condo had serious conditions that needed immediate attention (leaks, a/c-furnace, and plumbing issues) to work out an arrangement for correction. Also the deck in this unit was a clear safety hazard and would need to be replaced. A board member along with the property manager will personally inspect the condo and meet with the owner in the next few days.

The president was asked to contact McGowan Insurance about recent water damage occurring when a water purifying unit that had been installed by the owner in Unit #82 had ruptured under the kitchen sink. This caused considerable damage to Unit 82.5 directly below. As this plumbing installation was not covered by the homeowners' association bylaws the insurance agency covering #82 will be handling the matter and engaged the Harris company to make necessary repairs at no cost to LSW Association. (NOTE TO OWNERS: our experience in similar occurrences leads us to remind owners to discuss the problem with property manager for advice as usually the issue--which has certainly been addressed before-- can be handled quicker and at less cost. Some insurance adjusters prefer to use specific 'emergency clean-up and construction companies' at a higher cost and longer period to get back to normal which is their right but many times aggravating to the owner/renter who might have to relocate for weeks or longer.)

The property manager gave an update on the fiber optic installation project by Smithville. It has required a lot of inspection and negotiation as to placement of the cable on the outside and while some units take less than two hours to complete work in the buildings, others can take a day so completion estimates are hard to determine. The overall target is to have the Pointe wired by this fall but weather is certainly a major factor.

NOTE: It is extremely important that owners provide the name and contact information of any renter to the Association --- in case of emergency or property damage as mentioned with the major leak or other issues, it is important that LSW can locate the occupant of the unit as quickly as possible---please call the office with this information and be sure to update it when the occupant changes: 812-824-2550.

There being no further business, the meeting was adjourned at 9:00 p.m. **The next meeting is scheduled for Thursday, February 10, 2011 at 7:00 p.m.**